



Land adjoining Penallt-Isaf, Llanarthney, Carmarthen, Carmarthenshire SA32 8HY

Guide Price: £55,000

Property Features

- 4.82 acres contained in three manageable fields
- 1 mile from Llanarthney and 2.5 miles from A48 dual carriageway / Porthyrhyd
- Suitable for a range of uses to include grazing, cutting, equestrian or amenity purposes
- Direct access from the public highway
- Within easy reach of Carmarthen and the A48

Property Summary

A conveniently situated parcel of 4.82 acres of pastureland contained in three accessible enclosures, with direct highway access between the villages of Llanarthney and Porthyrhyd, and close to Carmarthen and the A48, suitable for agricultural, grazing, equestrian and amenity purposes, with attractive rural views.



Full Details

Overview

The land comprises approximately 4.82 acres of agricultural land arranged in three well-defined and manageable enclosures, with direct access from the adjoining public highway. The land enjoys a peaceful rural location, situated between the villages of Llanarthney and Porthyrhyd, and is conveniently located for access to Carmarthen and the A48, providing good links to the wider road network.

The land is laid entirely to permanent pasture and provides a useful, accessible parcel suitable for a range of potential uses, including agricultural, grazing, equestrian, amenity and lifestyle purposes, with attractive views across the surrounding countryside.

Land Classification

The land is identified as 'Freely draining slightly acid loamy soils' according to the Cranfield University Soils Map and is classified as Grade 3a agricultural land according to the Predictive Agricultural Land Classification (ALC) Map 2 produced by the Welsh Government.

FURTHER INFORMATION

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion.

Services

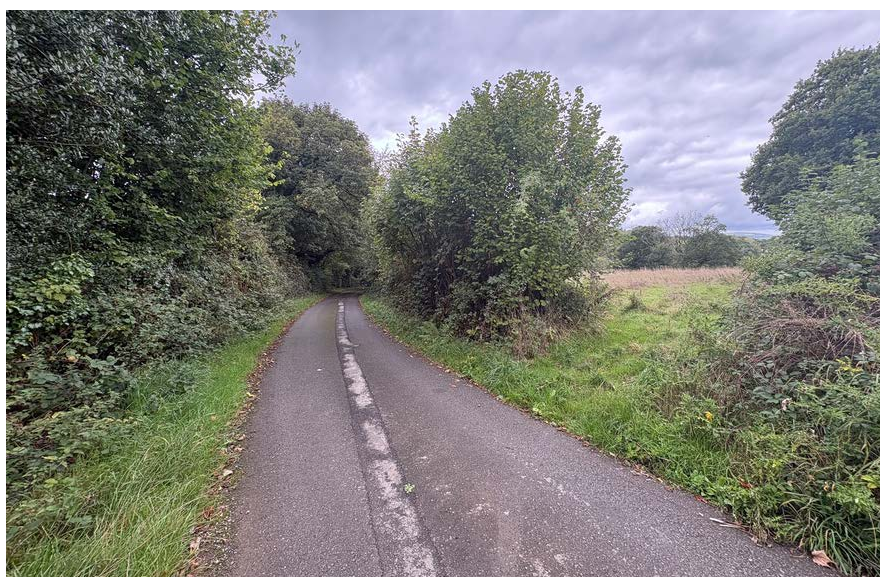
We understand that the land does not benefit from any mains services. None of the services have been tested.

IACS

We understand the property is registered.

Wayleaves, Easements and Right of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.



Planning

Please direct all planning related enquiries to
Carmarthenshire County Council Planning Department
3 Spilman Street, Carmarthen, SA31 1LE.
Telephone: 01267 234567
E-mail: planning@carmarthenshire.gov.wales

Local Authority

Carmarthenshire County Council, County Hall,
Carmarthen, Carmarthenshire, SA31 1JP
Phone: 01267 234567

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty as a whole.

Postcode / What 3 Words

SA32 8JD / ///internal.yelled.runner

Viewing

Strict by appointment with the Sole Selling Agents Rees Richards & Blyth, 12 Spilman Street, Carmarthen SA31 1LQ

Please contact us on 01267 612 021 or email property@reesrichards.co.uk for further information.

For Identification Purposes Only -
Rees Richards & Blyth

